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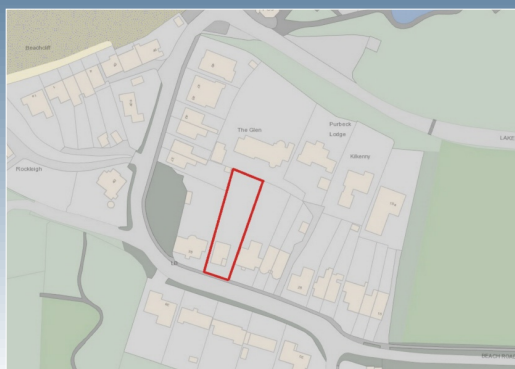


LOT 17 - 33 Beach Road West, Portishead, Bristol, BS20 7HX

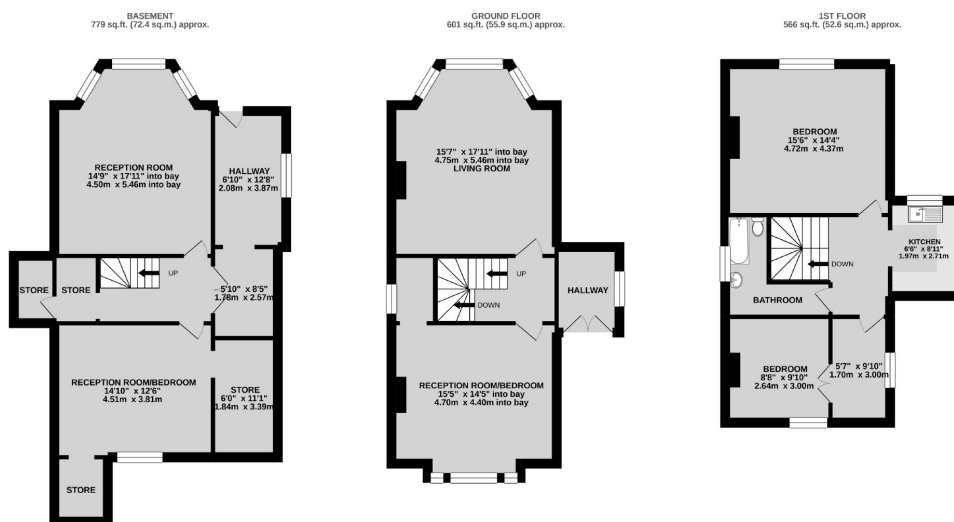
For auction Guide Price £325,000 +

RENOVATION/REDEVELOPMENT OPPORTUNITY

An extremely rare opportunity to purchase a detached three-storey Victorian house in need of complete renovation, situated in a fantastic location in Portishead. The property occupies a substantial plot of approximately 0.2 acres and being in an elevated position, benefits from far reaching views across the Severn Estuary. Through an extensive programme of refurbishment works, the property would make a fine family home. Alternatively, the existing property could be demolished and replaced with one or two new dwellings, subject to obtaining the necessary planning consents.



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TOTAL FLOOR AREA : 1947 sq.ft. (180.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FOR SALE BY AUCTION

This property is due to feature in our online auction on 18th February 2021 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWING

By appointment

SUMMARY

SUBSTANTIAL DETACHED HOUSE ON A LARGE PLOT FOR COMPLETE RENOVATION

DESCRIPTION

A substantial detached three-storey Victorian house, believed to have been built in circa 1850. The property has been uninhabited for many years and is now in need of complete renovation. The generous accommodation is arranged over basement, ground and first floor levels and offers great flexibility in terms of the internal layout. The large and elevated plot also offers potential for demolition of the existing building and the erection of one or two replacement dwellings, subject to obtaining the necessary consents. To the front of the property is a driveway providing off-street parking and to the rear is an extensive garden with exceptional far reaching views.

LOCATION

The property is situated on Beach Road West, a popular residential street in Portishead with easy access provided to Portishead Beach, Lake Grounds and a wide range of amenities in the centre of Portishead.

ACCOMMODATION

Please refer to floor plan for approximate room measurements and internal layout.

GROUND FLOOR

Comprising an entrance hall, a living room with large bay window to the rear and a reception room/bedroom.

FIRST FLOOR

Comprising a large master bedroom, a further bedroom (currently divided into two rooms), a kitchen and bathroom.

BASEMENT LEVEL

Comprising two substantial rooms (reception or bedrooms), a large entrance hall and various store rooms.

OUTSIDE

The property sits in an elevated position on a generous plot of approximately 0.2 acres. There is a driveway providing off-street parking at the front and extensive gardens to the rear.

NOTES

Please note that the property is in a very poor state of repair and all viewings will be strictly at the own risk of the viewer. Maggs & Allen and the sellers accept no liability for any loss or damage to property, injury or death.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: G

BUYER'S PREMIUM

Please be advised that all purchasers are subject to a £1,000 plus VAT (£1,200 inc VAT) buyer's premium payable upon exchange of contracts.

*GUIDE PRICE

Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction.



Auction, Commercial & Chartered Surveyors

22 Richmond Hill, Clifton
Bristol, BS8 1BA

Estate Agents & lettings

60 Northumbria Drive, Henleaze
Bristol, BS9 4HW

Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate.

It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angle lens.

Any site and floor plans provided are for indicative purposes only and should not be relied upon.

